

018.0

0006

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

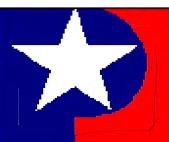
990,800 / 990,800

USE VALUE:

990,800 / 990,800

ASSESSED:

990,800 / 990,800


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
53		COLONIAL DR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: AYARES WYNNDHAM LANGSTON &	
Owner 2: AYARES JOSHUA JACOB	
Owner 3:	
Street 1: 53 COLONIAL DR	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1: WELLS BRUCE/CYNTHIA -
Owner 2: -
Street 1: 53 COLONIAL DR
Twn/City: Arlington
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,175 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Clapboard Exterior and 2928 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6175		Sq. Ft.	Site		0	85.	0.98	2									514,461						514,500	

Total AC/Ha: 0.14176

Total SF/SM: 6175

Parcel LUC: 101 One Family

Prime NB Desc: KEL/MANOR

Total: 514,461

Spl Credit

Total: 514,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

 Total Card / Total Parcel
 990,800 / 990,800
 990,800 / 990,800
 990,800 / 990,800

User Acct

13014

GIS Ref

GIS Ref

Insp Date

11/01/17

!1549!

PRINT

Date

Time

12/10/20

17:07:47

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2017	MEAS&NOTICE	BS	Barbara S
8/27/2012	MLS	EMK	Ellen K
3/31/2009	Meas/Inspect	345	PATRIOT
8/16/2001	Permit Visit	PM	Peter M
3/30/2000	Inspected	263	PATRIOT
3/27/2000	Missed Appt.	263	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	264	PATRIOT
10/1/1981		MM	Mary M
Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION

Type:	5 - Cape	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:	4 - Vinyl	20%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:	k - Kelwyn Manor	

GENERAL INFORMATION

GENERAL INFORMATION		COND
Grade:	C+	Average (+)
Year Blt:	1940	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:	G4	Fact:
Const Mod:		% C
Lump Sum Adt:		Na

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	6 - Ceramic Tile
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
	% AC: 100
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

MOBILE HOME

Make:

del:

Serial #:

Year:

Color:

SPEC FEATURES/YARD ITEMS

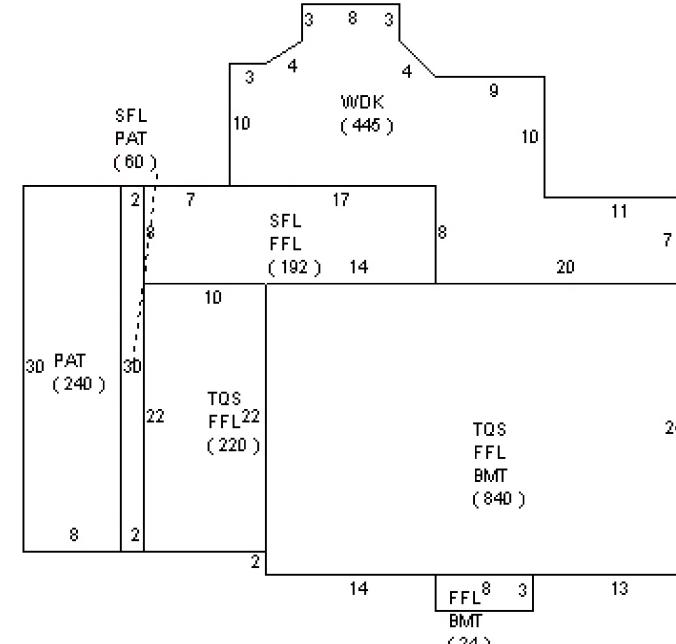
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	9X10	A	AV	2000	0.00	T	15.2	101						
19	Patio	D	Y	1	10X10	A	AV	2000	6.00	T	15.2	101			500			500
7	Pool A-C	D	Y	1	12	A	AV	2000	63.54	T	15.2	101			600			600

ath: 1	Rating:	Very Good
ath: 1	Rating:	Good
ath:	Rating:	
Bth	Rating:	
ath: 2	Rating:	Good
Bth:	Rating:	
Fix: 2	Rating:	Average

COMMENTS

FL+SLF ADDITION=RADIANT FHW IN
LOORS... OF=SHOWER & 2ND SINK IN
BATH.

SKETCH



SUB AREA

SUB AREA		SUB AREA DETAIL									
Code	Description	Area - SQ	Rate - AV	Undepr	Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,276	117.040		149,344	BMT	100	RRM		70 A	
BMT	Basement	864	51.090		44,140						
TQS	3/4 Story	795	117.040		93,047						
WDK	Deck	445	8.340		3,712						
PAT	Patio	300	3.540		1,062						
SFL	Second Floor	252	117.040		29,494						
Net Sketched Area:		3,932	Total:		320,799						
Size Ad	2323	Gross Are	4197	FinArea	2928						

SUB AREA DETAIL

AssessPro Patriot Properties, Inc.

